Davidson County DEEDWARR
Recvd: 09/02/03 15:59 2pgs
Fees:13.00 Taxes:4070.00
20030902-0126974

FILE NO: 2003077 BOX 2

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) William D. Killen	(NAME) NEW OWNER	Map 104-9, Group M, Parcel 2
(STREET ADDRESS) 3631 West End Avenue	(STREET ADDRESS)	
(CITY) Nashville (STATE) Tennessee (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SUNTRUST BANK, Nashville, N.A., Executor of the Estate of Frances B. Corzine, deceased,** has this day bargained and sold, and does hereby transfer and convey unto the said, **William D. Killen and wife, Carolyn N. Killen,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 2 of The Craighead, a Condominium as established in Master Deed establishing The Craighead, a condominium, of record in Book 11394, page 215; Register's Office, Davidson County, Tennessee; amended by Amendment to Master Deed Establishing The Craighead, a condominium of record as Instrument #200007210072243, said Register's Office; and amended in Instrument #20021011-0125510, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frances B. Corzine, unmarried, by deed of record in Instrument #20001229-0127349, Register's Office, Davidson County, Tennessee. The said Frances B. Corzine having since died testate, and by will of record in Will Vol. No. 5130, page 1049968, Probate Court of Davidson County, Tennessee, SunTrust Bank, Nashville, N.A. was appointed execute of the estate, and real property was devised to the executor, with full power to sell and convey.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,100,000.00.

Subscribed and sworn to before me this the 27th day of August, 2003.

B. Manning
Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

RITA ANN MANGRUM NOTARY WILLIAMSON COUNTY

My Commission Expires April 6, 2004

This is improved property known as 3631 West End Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantees but no further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 27th day of August, 2003.

SUNTRUST BANK, Nashville, N.A., executor of the Estate of Frances B. Corzine, deceased

By: William F. Fox
Its: Group Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, William L. Fuson with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Vice Pres. of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 2003.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

KAY B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY, TN

ENCUMBRANCES:

1. 2003 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters as shown on Plan of record in Plat Book 332, page 141, Register's Office, Davidson County, Tennessee.
3. Subject to Driveway Easement of record in Book 2495, page 537, Register's Office, Davidson County, Tennessee.
4. Subject to Public Utility Easement of record in Instrument #200002280018892, Register's Office, Davidson County, Tennessee.
5. The premises [redacted] is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to the easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Craighead, a Condominium, of record in Book 11394, page 215; amended in Instrument #200007210072243; and amended in Instrument #20021011-0125510, said Register's Office.